

and replacements thereof hereafter made from time to time (the same being hereinafter collectively called the "Building"); and

C. All machinery, apparatus, equipment, personal property and fixtures of every kind and nature whatsoever now or at any time hereafter located in, on or about the Building or upon the Premises, or attached to or used or useable in connection with the operation or maintenance of the Premises or the Building, or any part thereof (other than trade fixtures, machinery and equipment owned by the Mortgagor or any tenant or subtenant of the Premises or the Building and used by it in connection with the operation of its business), including, but not limited to, all heating, lighting and power equipment, engines, plumbing, electrical, mechanical, refrigeration, ventilating and air-conditioning equipment and apparatus, elevators, cranes, fittings, tools, ducts and compressors, together with all renewals and replacements of any thereof (the same being hereinafter collectively called the "Building Equipment"); and

D. All right, title and interest of the Mortgagor, whether now owned or hereafter acquired, in and to any opened or proposed avenues, streets, roads, public places, sidewalks, alleys, strips or gores of land, in front of or adjoining or used in connection with the Premises or the Building, and all easements, tenements, hereditaments, appurtenances, rights and rights of way, public or private, pertaining or belonging to the Premises or the Building; and